

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R21706

Property Information

property address: 1502 S TEXAS AVE  
legal description: CAVITT HIGHWAY #6, LOT 14.15  
owner name/address: DON'S CARPET PAINT & WALLPAPER  
1426 S TEXAS AVE  
BRYAN, TX 77802-1013  
full business name: Furniture Shack  
land use category: Comm-Retail type of business: furniture sales  
current zoning: C-3 occupancy status: occupied  
lot area (square feet): 17550 frontage along Texas Avenue (feet): 210  
lot depth (feet): 130 sq. footage of building: 3584  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1  
type of buildings (specify): metal  
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) Right

approximate construction date: accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☐ no (specify) chain link fence  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) N/A

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 22  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 9x16 sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition: cracking  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☒ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no  
comments: \_\_\_\_\_

**Outside Storage**

☒ yes ☐ no (specify) Bed Frames, Bean Bag chairs  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☐ yes ☒ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☒ yes ☐ no  
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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